

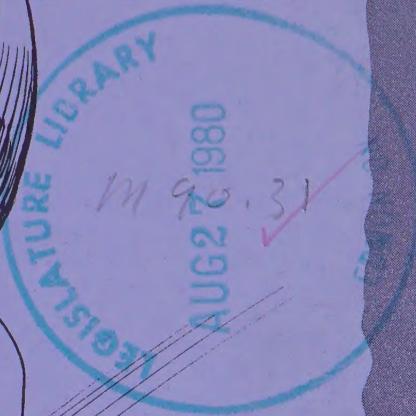
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Planning For Your Community's Development
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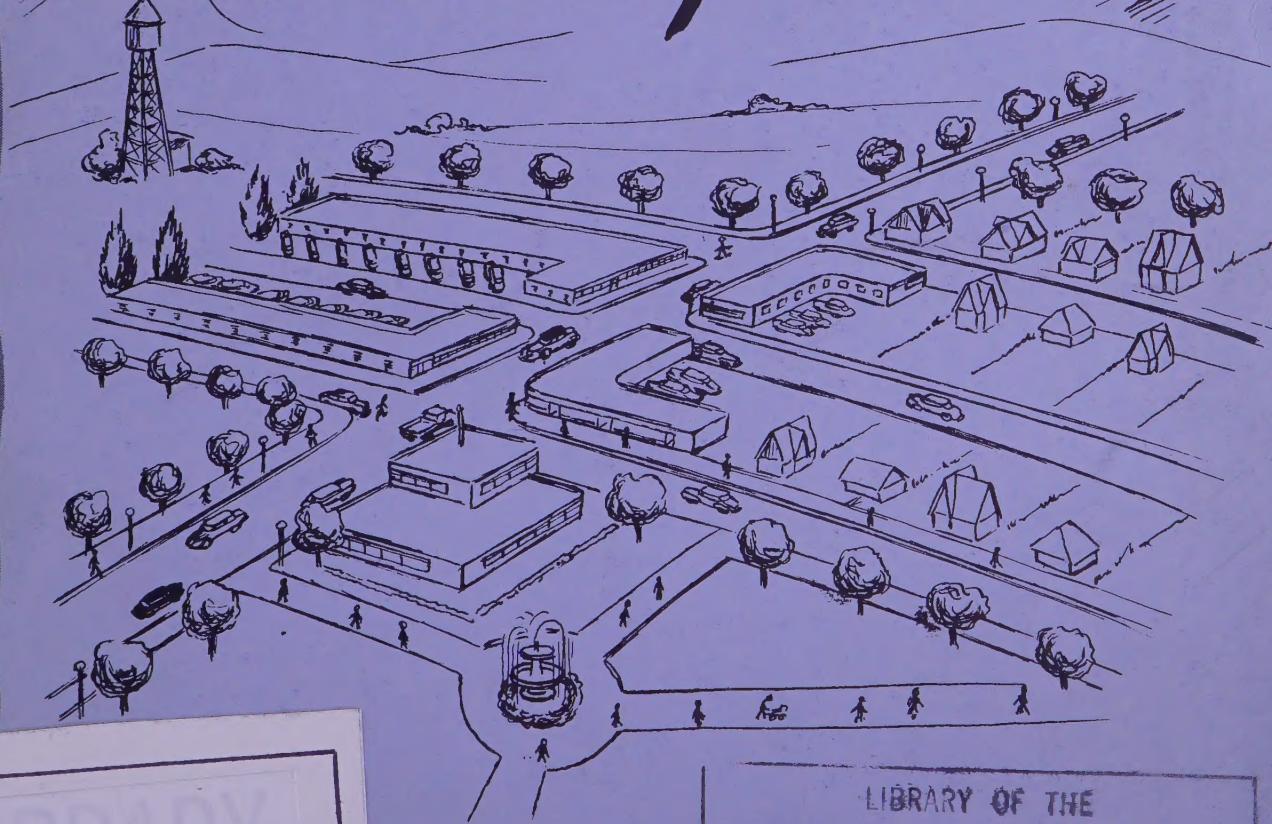
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Planning for Your

Community's Development



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PUBLICATION No. 1
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GOVERNMENT OF ALBERTA

The Board is much indebted to Professor John Bland and the Canadian Chamber of Commerce, and to Mr. Wayne C. Fletcher and the Southern Association of State Planning and Development Agencies, for their kind permission to reproduce in this pamphlet parts of their publications entitled "Planning—Suggestions for Canadian Communities," and "A Guide to Zoning for Small Towns."

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THIS PAMPHLET IS DIRECTED TO THOSE OF YOU LIVING IN TOWNS AND VILLAGES where the opportunities for making them better places to live in, still exist. If any of the following conditions or other similar ones not mentioned here exist in your town or village, then the opportunity presents itself.

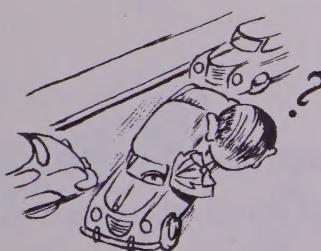


Are the children of your community required to cross busy streets in order to get to school?



Are school and church sites, parks and open areas either lacking or inadequate?

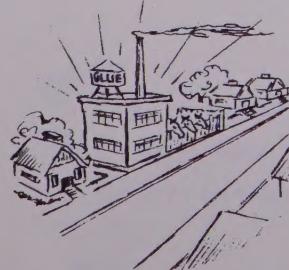
Is there no focus for community life?



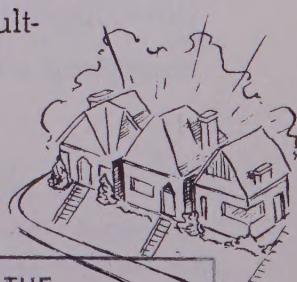
Is the street pattern wasteful of space or dangerous for traffic or pedestrians?



Is Saturday afternoon car parking becoming a problem?



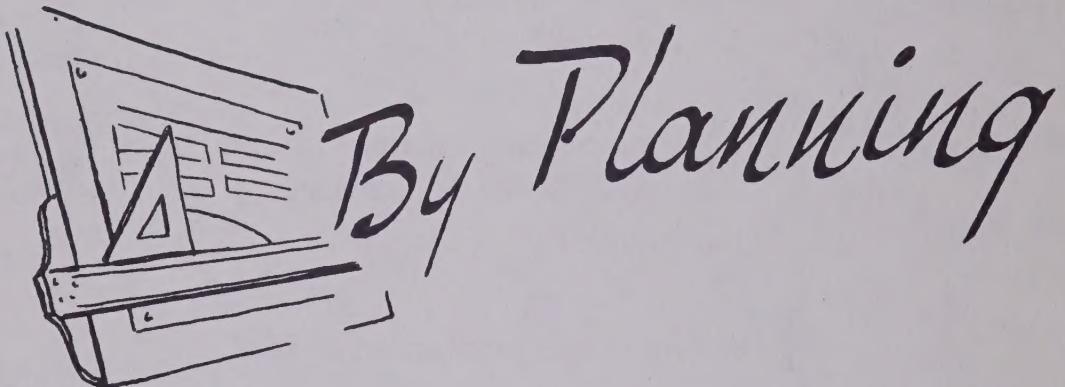
Are the lots too narrow with resulting close spacing of houses?



Are non-residential uses scattered throughout the town or village?

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If some or all these conditions exist in your community, the question now arises: How to do away with them? The reply in itself is simple.



The citizens of your community working through the Town or Village Council in conjunction with the Town and Rural Planning Branch of the Government of Alberta can plan ways and means to eliminate existing unfavorable conditions and to ensure that future development of the community does not bring about unsatisfactory conditions similar to those which exist now.

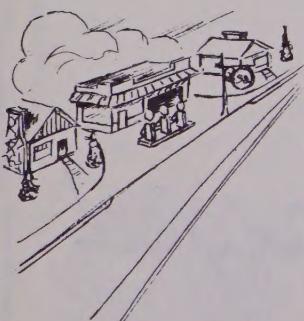
We know that... and yet...



Towns are constantly trying to attract new industries. Yet they permit the best, and in some cases the only, suitable industrial land to be sub-divided into small plots for residences. Thus they practically exclude industry.



Stores, shops, theaters and hotels build up every square foot of the business districts until traffic congestion makes shopping unbearable for even the most hardened customer.



Overcrowding of land and mixing of residences with filling stations, billboards and junkyards makes the urban centre no longer a desirable place for a home.

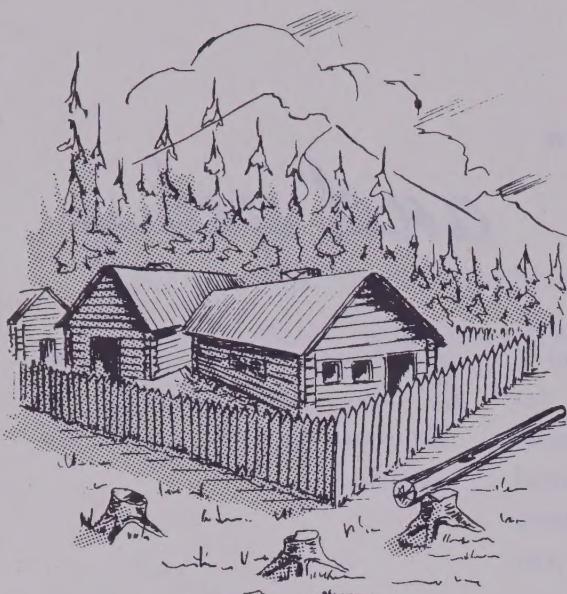
Industry must have large space for its productive activities—room to operate, to expand.

Business areas must be easily accessible to customers, and offer convenient facilities for off-street parking and the loading of merchandise.

Residential areas must be stable and attractive—quiet streets, convenient school and recreation facilities. They must be free from the threat of intrusion of undesirable land uses.

The only way to assure that industry, business, dwellings, streets, utilities, public uses such as schools and parks are co-ordinated in convenient, healthy and attractive relation to each other is to plan for their development before they are built.

It's easier to lock the barn door than it is to find a stolen horse!



Planning Itself is not new

As far back as there is recorded history, man has endeavored to plan his towns to meet his needs. In contrast to our present-day towns, many early Canadian towns, were planned for defense against hostile or marauding tribes. Roman towns were laid out around their forums which were meeting places and centres of public life.

Only our problems have changed

Today our towns face new problems. They must be planned to meet man's changing needs. Failure to meet this challenge is at the root of the dilemma in which urban centres, large and small, find themselves.

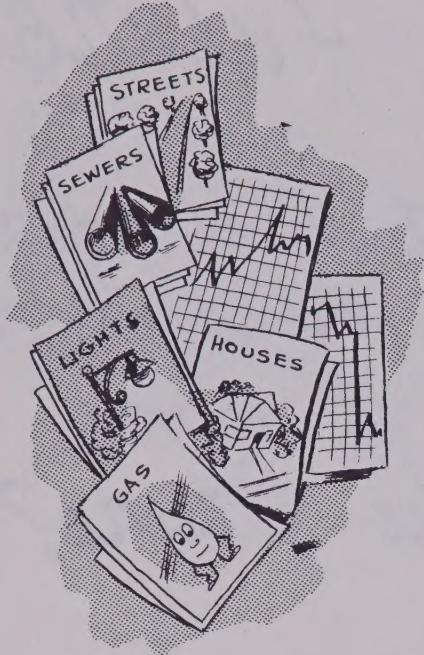
The Future— what does your town consider when it looks to the future?



Is it planning to be a centre of trade for the surrounding countryside, a place where people enjoy doing business? Will it have residential areas in which people will enjoy living? Would an industrialist decide that your town would be a good place to locate his new plant?



Every day some action is taking place in your town that will affect its future development. Building a house or a new grocery store, selecting the site of a new school, laying a new waterline—it is these day-to-day decisions made by private citizens and your town or village administration that build a community and add to its livability—or add to its problems.



The Complete Picture

The citizen who builds a house, the engineer who constructs a street or waterline extension—all these individual actions affect each other and should be co-ordinated by **a master of general plan for community action.**

The Master or General Plan

may include one or more maps, charts, graphs, and explanatory reading matter. It will show in a unified manner all the programs for the development of the town including plans for the environs of the town.

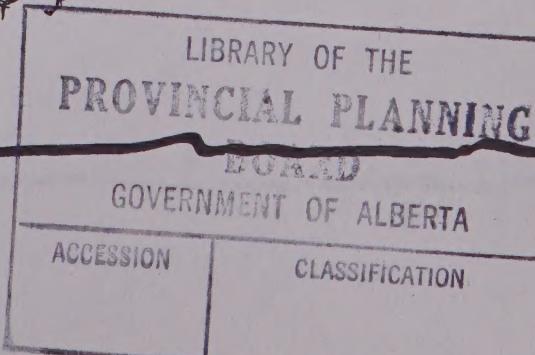
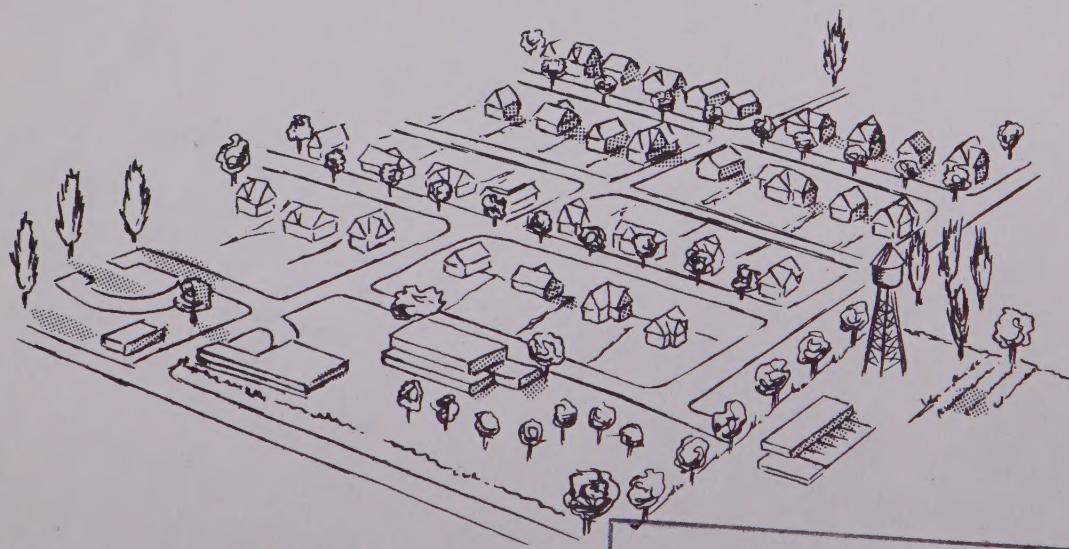
The general plan thus conceived is not like a blueprint for building intended to be followed in all its details without compromise. It is rather a guide or policy and it may be revised from time to time in the light of new surveys and up-to-date information.

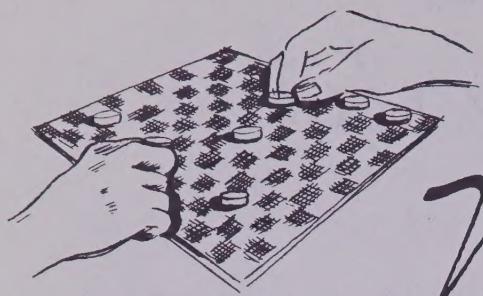
Making the plan a reality

Tools for guiding the development of the town according to the master plan are subdivision regulations, building codes, fire laws, building setback regulations, official scheme, and one of the most important—**zoning**.

Zoning can assure the development of each piece of land according to its best use. It allows the most economical and convenient locations for industry, business and residence in relation to each other and to utilities, streets, and public uses.

Zoning provides for adequate space for each use, not only for the present but for the future, and for enough space between uses. It can promote stability and order, and prevent congestion.

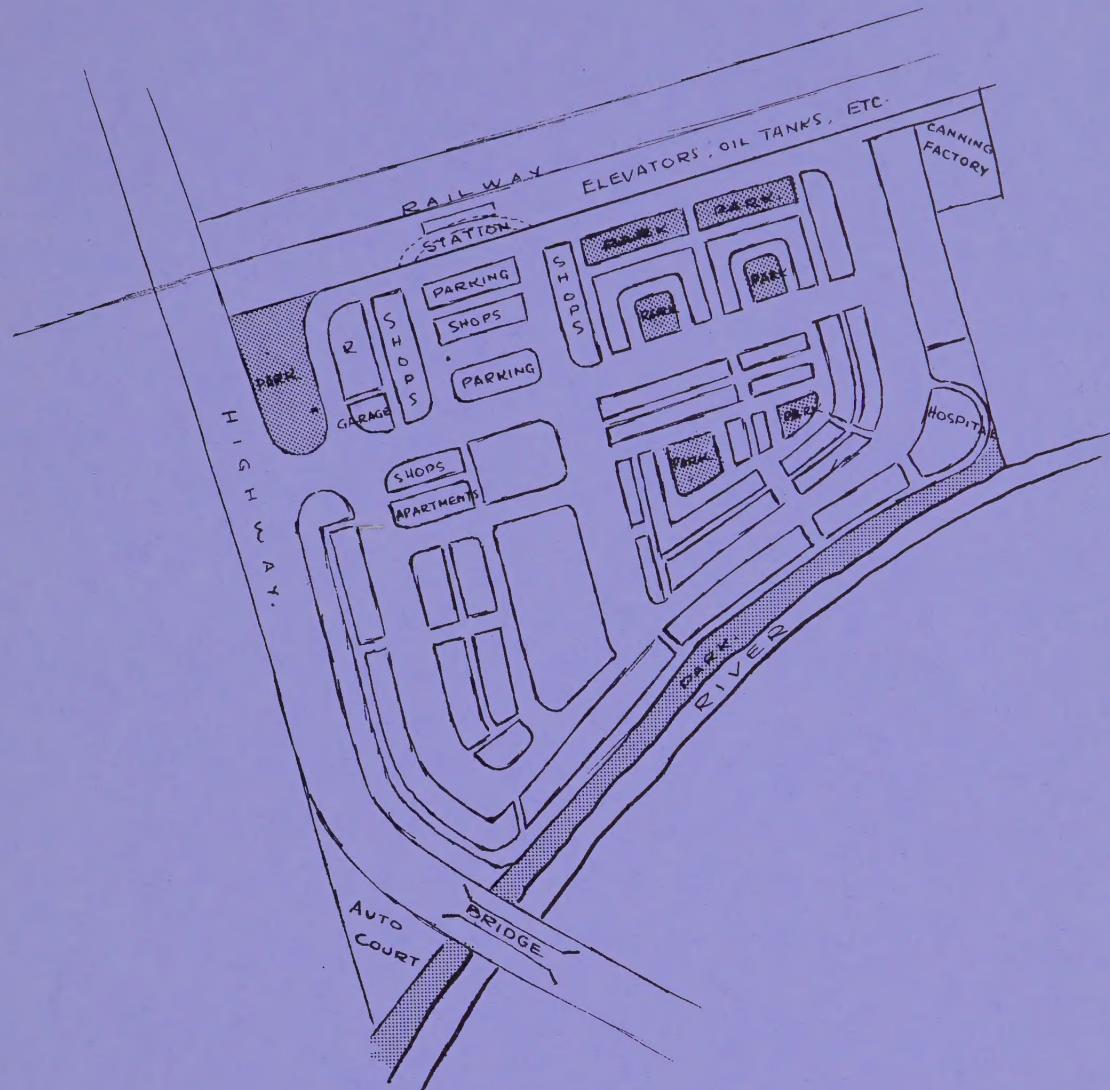




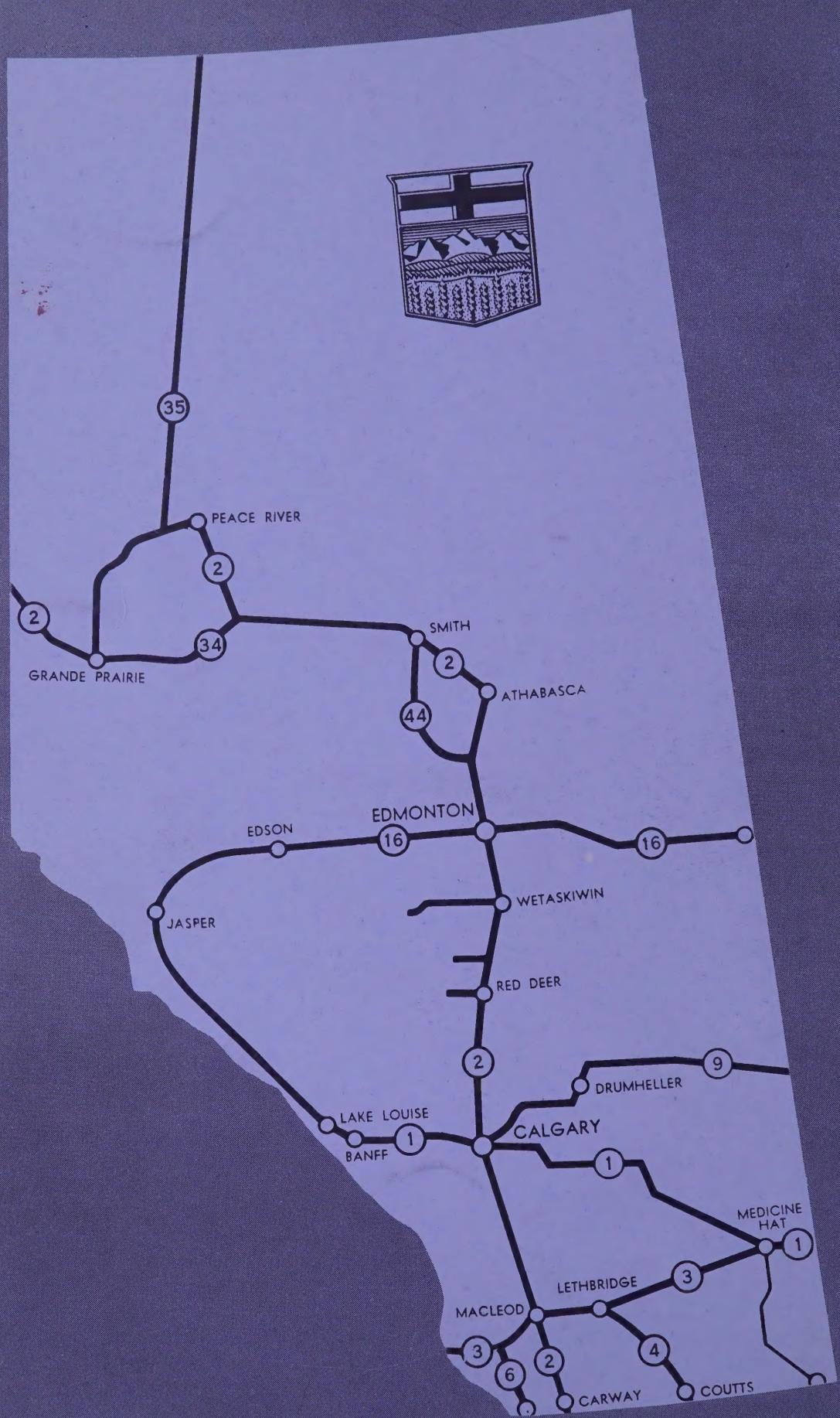
Your Next Move

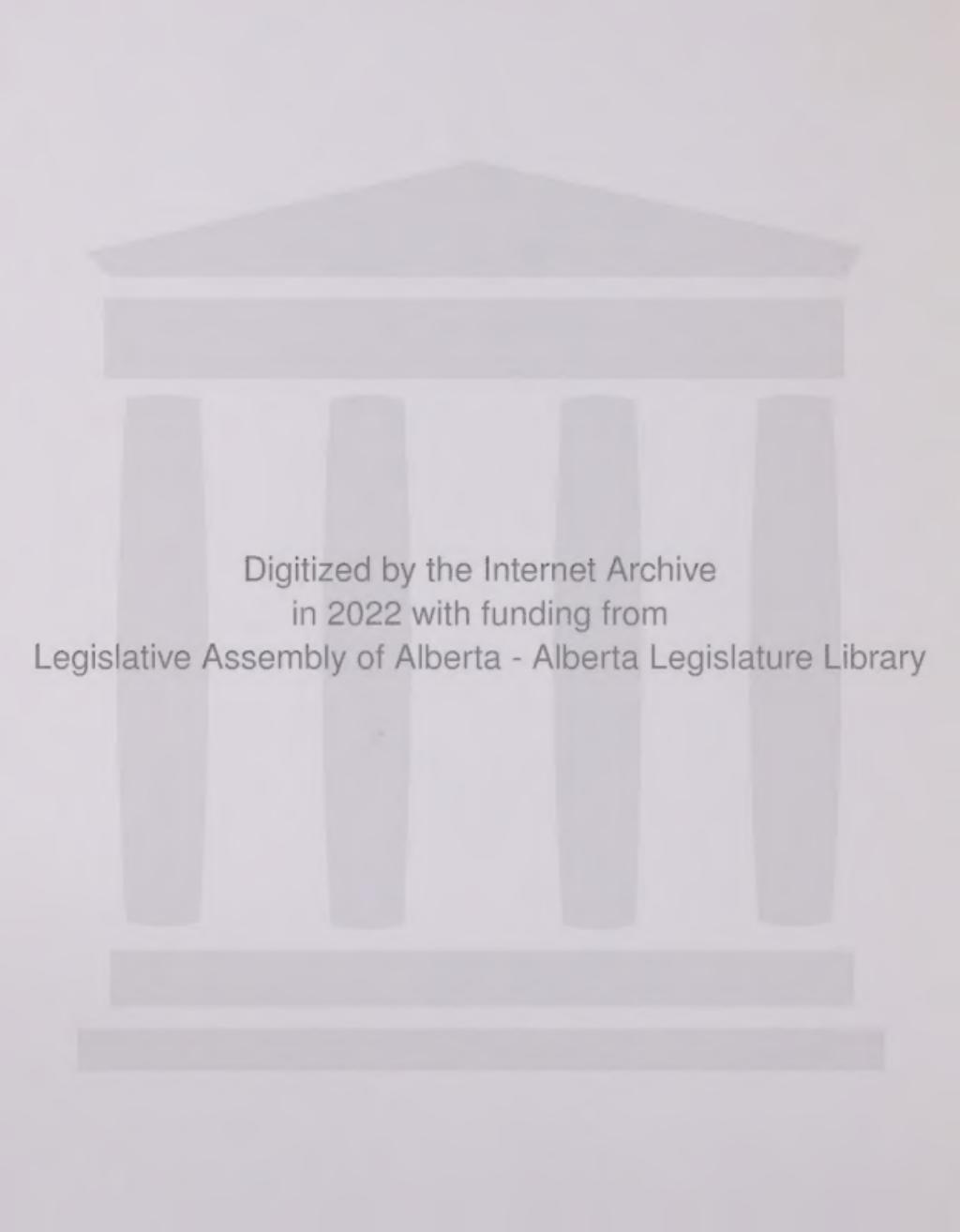
The town or village council or local organization interested in the welfare of its community should write to the Director of Town and Rural Planning, Department of Municipal Affairs, Administration Building, Edmonton, advising of the local situation and outlining the community's requirements.

The Town and Rural Planning Branch is prepared to assist your community with technical aid and advice in preparing plans, zoning and building by-laws, and other details that will provide better living conditions in your town or village.



For Further Information
Write to the
TOWN AND RURAL PLANNING BRANCH
Department of Municipal Affairs
Government of Alberta





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